



HUNTERS®

HERE TO GET *you* THERE

92 Sherrin Way, Bristol, BS13 8RP

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Guide Price £270,000

OFFERED WITH NO ONWARD CHAIN

This beautifully presented three-bedroom mid-terrace home offers spacious and comfortable living throughout, ideally located within close proximity of local shops, schools and excellent transport links.

The property features a stylish modern kitchen/diner, a welcoming separate lounge and a bright sun room with double doors opening onto a lovely, established enclosed rear garden — the perfect space for relaxing or entertaining family and friends.

Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom. The home also benefits from a driveway providing convenient off-street parking and the reassurance of a new roof fitted within the last seven years.

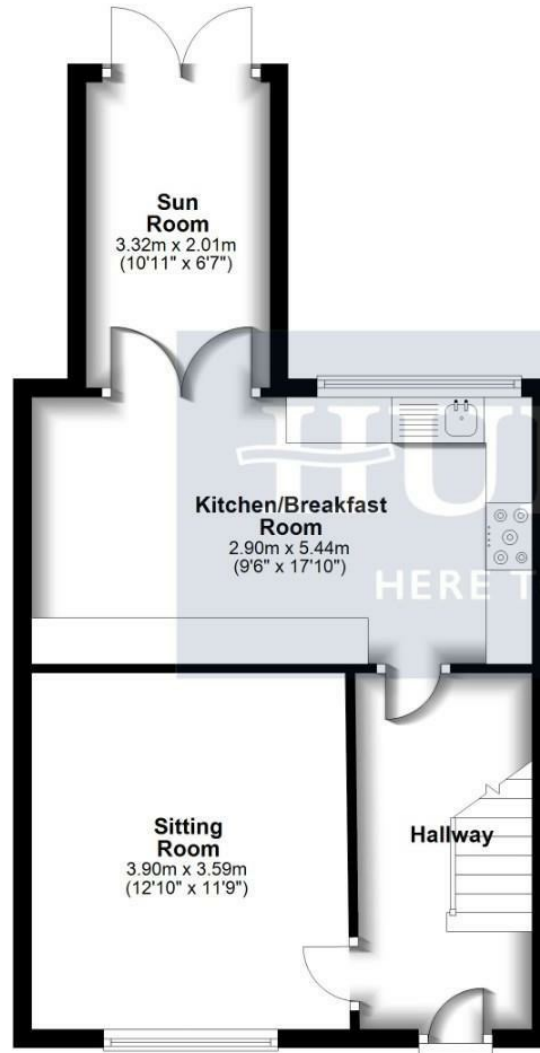
This fantastic home perfectly combines practical living with charm and character. Ideal for first-time buyers and families alike, it's offered end of chain, ready for its new owners to move straight in and enjoy.

Call now to arrange your viewing – early interest is highly recommended!

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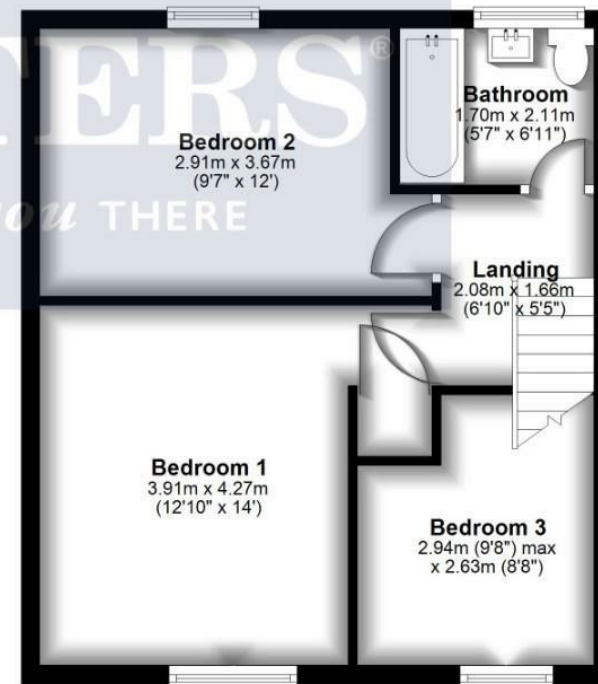
Ground Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.6 sq. feet)

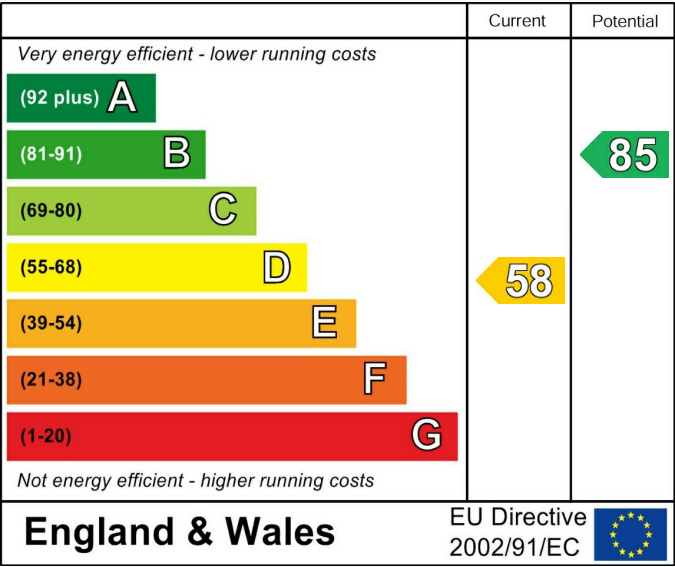


Total area: approx. 85.8 sq. metres (923.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	58	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









